

009.A

Map

0002

Block

0050.0

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised: 441,800 /

USE VALUE: 441,800 /

ASSESSed: 441,800 /

Total Card /

Total Parcel

441,800

441,800

441,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

OWNERSHIP

Owner 1:	BREITENBACH MARIE
Owner 2:	
Owner 3:	
Street 1:	12 POND LANE #50
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	LIVIDOTI THOMAS & EILEEN -
Owner 2:	LIFE ESTATE -
Street 1:	12 POND LANE #50
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 884 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6032																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	441,800			441,800
Total Card	0.000	441,800			441,800
Total Parcel	0.000	441,800			441,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	499.77	/Parcel:	499.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	429,000	0	.		429,000	429,000	Year End Roll	12/18/2019
2019	102	FV	403,800	0	.		403,800	403,800	Year End Roll	1/3/2019
2018	102	FV	332,600	0	.		332,600	332,600	Year End Roll	12/20/2017
2017	102	FV	249,400	0	.		249,400	249,400	Year End Roll	1/3/2017
2016	102	FV	249,400	0	.		249,400	249,400	Year End	1/4/2016
2015	102	FV	256,500	0	.		256,500	256,500	Year End Roll	12/11/2014
2014	102	FV	246,400	0	.		246,400	246,400	Year End Roll	12/16/2013
2013	102	FV	246,400	0	.		246,400	246,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIVIDOTI THOMAS	57111-406		7/8/2011		265,000	No	No		
LIVIDOTI THOMAS	40472-533		8/15/2003	Family		1	No	No	
TURNER KRISTINE	27538-59		8/1/1997		131,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2017	Measured	DGM	D Mann
10/8/2011	MLS	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

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apro

2021

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:	PL - 12 POND LANE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl: 0	Rating:	Average
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 4		BRs: 2		Baths: 1		HB					

CONDO INFORMATION

Location:	RS - Right Side
Total Units:	
Floor:	5 - 5th Floor
% Own:	1.730900049
Name:	17 - 6032

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	28.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.2	%

CALC SUMMARY

Basic \$ / SQ:	320.00
Size Adj.:	1.17873311
Const Adj.:	1.31197500
Adj \$ / SQ:	494.870
Other Features:	35809
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	615257
Depreciation:	173502
Depreciated Total:	441754

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	643.33	
Special Features:	0	Val/Su Net:	499.77	
Final Total:	441800	Val/Su SzAd	499.77	

MOBILE HOME Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.A-0002-0050.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	884	494.870	437,465	
Net Sketched Area:		884	Total:	437,465	
Size Ad	884	Gross Are	884	FinArea	884

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
5						
5						
4						

IMAGE

